

Why use S J Smith Estate Agents?

Here's some of our reviews to tell you why!

Hours: 8am-7pm Monday to Friday, 8am-5pm Saturday and 10am-2pm Sunday.
Phone: Ashford 01784 243 333 – Staines 01784 779 100
Email: ashford@sjsmithestateagents.co.uk - staines@sjsmithestateagents.co.uk



Saiid Abbasi

I have used SJSmith Estate agents for last 7 years, both as buyer and landlord. They always come across as professional, courteous, and understanding to customer's needs. I continue to use their services and have no complaints.



Abigail P

Our overall experience with s j smith has been great. Everyone we have dealt with has been brilliant and can't thank you enough especially Nicola who has kept us updated and constantly chased the chain for us after a difficult chain and original one falling through. Thank you!!



Robert Boyce

Great service from Amir and the team! We tried to sell through an online agent with no success.... We signed up with SJSmith and then 3 days later we had an offer! Highly recommend!



Lincoln Williamson

My partner and I recently bought our first home from S J Smith and from start to finish they were excellent. From arranging a viewing, to keeping us updated throughout the whole process and being able to answer all our questions and queries in a very timely manner. There was a number of difficulties with the sale, however Nicola went above and beyond in helping these difficulties get resolved, keep us in the loop, offer support and guidance and ensure that the sale happened as quick as possible. If not for Nicola, I honestly don't think the sale would have gone ahead! Thank-you Nicola and thank you S J Smith!



Katie Jameson

Great service, kept up to date throughout the whole process as the first time selling a home.



Louise Cambray

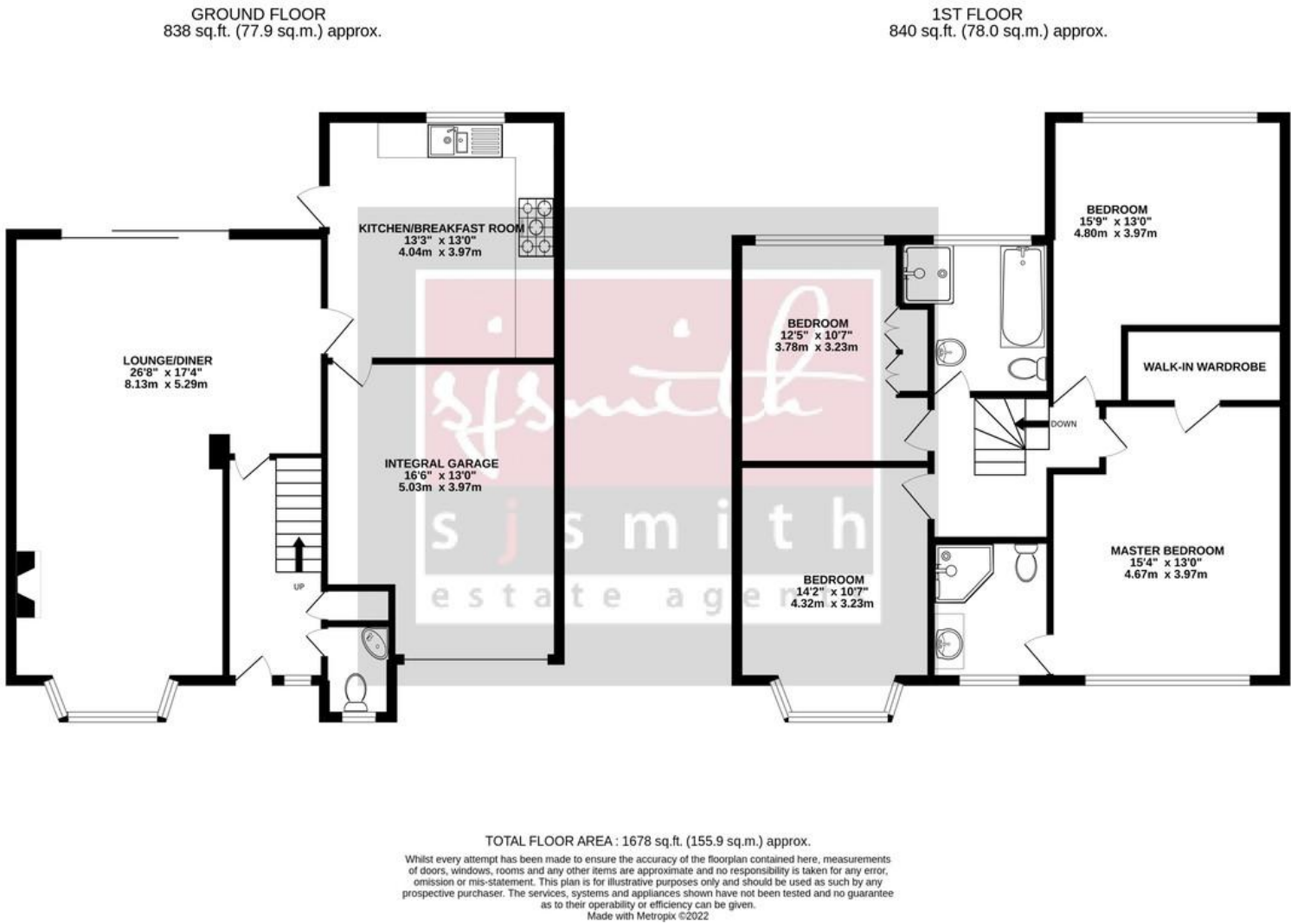
We bought and sold through SJ Smith and can't recommend them enough. Everyone at the office is great but we knew we were in safe hands with Louis from the off. He was so knowledgeable and took the time to listen to what was important to us. He was always available to talk things through and help solve any issues. Nothing was ever too much trouble, and he continually went over and above - genuinely a really nice guy! Nicola was also amazing, so efficient and made what was a very difficult process as painless as possible. We are very grateful to both of them for all of their help!



15 Edward Way, Ashford, TW15 3AY

£675,000 Freehold

- **SUBSTANTIAL FAMILY HOME**
- **FOUR LARGE DOUBLE BEDROOMS**
- **MASTER BEDROOM WITH ENSUITE AND WALK-IN WARDROBE**
- **OWN DRIVEWAY TO INTEGRAL GARAGE**
- **DOWNSTAIRS WC**
- **KITCHEN BREAKFAST ROOM**
- **SITUATED CLOSE TO MAJOR ROAD LINKS AND 1.2 MILES FROM TOWN CENTRE**
- **EPC RATING BAND C**



Council Tax
 Spelthorne Borough Council, Tax Band E being £2605.79 for 2022/23
 Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

Agent note: Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electric). Room sizes should not be relied upon for carpets or furnishing nor should internal photos as these are intended as a guide only and may have changed since. It should not be assumed that any furniture/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and their accuracy cannot be guaranteed. We always advise a buyer should obtain verification on points via a solicitor.

A great opportunity to acquire this substantial four double bedroom double extended large family home which is situated in a quiet side road in Ashford within easy access of local amenities.

Benefits include: an own driveway to integral garage allowing parking for two cars, a spacious entrance hall with cloaks cupboard and a downstairs WC. From the hallway a door then leads into the lovely L-shaped lounge diner which spans approximately 26ft8 long and 17ft4 wide with solid wood flooring, a feature fireplace and patio doors out to the garden. There is a large fully fitted kitchen breakfast room with gas hob and space for a fridge freezer and access to the garden along with access into the 16ft6 x 13ft integral garage which could be converted to additional accommodation if required.

The first floor comprises of four excellent size bedrooms including an impressive master bedroom with walk-in wardrobe and ensuite shower room and also on this floor is the modern four piece bathroom suite and access to the huge loft space allowing additional storage and further scope to expand in the future.

To the rear of the property there is a 35ft x 35ft rear garden which is easterly facing , mainly laid to lawn and has a side access leading to the front of the property. Viewings come highly recommended by the vendor's sole agents!

